

**NO TRANSFER  
TAX PAID**

QUITCLAIM DEED WITH COVENANT

**022210**

MARIE P. RUSSELL of Waterville, County of Kennebec and State of Maine for consideration paid, grants to PETER S. RUSSELL of Fairfield, County of Somerset and State of Maine with QUITCLAIM COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning on the southeasterly line of Redington Street at the northeast corner of land formerly of one Mathew or Mathieu; thence running southwesterly on said southeasterly line of said Mathew or Mathieu land one hundred five (105) feet to land formerly owned by Peter Derocher; thence southeasterly by said Derocher land thirty one and four twelfths (31 4/12) feet to land formerly of O.E. Emerson, to a stake set in the center of a ditch; thence north sixty seven degrees thirty minutes (67° 30') east thirty-five and nine twelfths (35 9/12) feet to a stone monument; thence E.S.E. a distance of thirteen and six twelfths (13 6/12) feet to a stone monument; thence north fifty nine degrees thirty minutes (59° 30') east on said Emerson land sixty and five twelfths (60 5/12) feet to a stone monument; thence northerly on said Emerson land about forty three (43) feet to a point in the southeasterly line of said Redington Street forty (40) feet from the southwest corner of said Street; thence southwesterly on the southeasterly line of said Street forty (40) feet to said southwest corner; thence northwesterly on said Street about thirty three (33) feet to the point begun at. Excepting and reserving to O.E. Emerson, the City of Waterville and Joseph Bourque right of way over said land for a sewer.

Excepting and reserving from these premises the following easement for the purposes hereinafter stated, on, over, under and through a strip of land in said Waterville thirty (30) feet in width with its center line bounded and described as follows, to wit:

Beginning in the southerly line of Redington Street in said Waterville at a point twenty (20) feet easterly of the southwest corner point of the southerly line of said Redington Street abounded by property now or formerly of Thomas J. Williams; thence southeasterly along a magnetic course south twenty eight degrees thirty minutes east (28° 30' E) ten (10) feet, more or less, to land now or formerly of Edmond J. Fortin and Estelle Fortin.

Also, another easement fifteen (15) feet in width with its center line bounded and described as follows:

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Beginning in the southerly line of Bolduc Baking Company and the northerly line of land now or formerly of Louis Roderigue at a point along a magnetic course of north eighty five degrees and thirty minutes east (N 85° 30' E) from an existing manhole on the land of Bolduc Baking Company and at a distance of twenty three (23) feet, more or less, from said manhole; thence easterly along the same magnetic course of north eighty five degrees and thirty minutes east (N 85° 30' E) one hundred sixty (160) feet, more or less, to a proposed manhole located on the land now or formerly of Edmond J. Fortin, et al.

Also, the right to construct, repair and maintain an underground drainage pipe to be for the purpose of connecting an existing catch basin on the land of said Thomas J. Williams to a proposed main sewer to be constructed on land of Edmond J. Fortin and Estelle Fortin.

The purpose of this grant and easement is to vest in Waterville Sewerage District, its successors and assigns, the right to construct, repair and maintain a sewer or sewers, drains and appurtenance thereto, with the limits of the strips as above delineated.

It is covenanted and agreed by the Grantors for themselves, their heirs, successors and assigns, that there shall be no buildings or other structures hereafter erected within the limits of the above described easement without the express written permission of Waterville Sewerage District, its successors or assigns.

Also, a certain lot or parcel of land situated in said Waterville, and bounded and described as follows to wit:

Beginning at an iron pipe at the southeast corner of land now or formerly of Gerald A.J. Ruel, et al; thence south 60° 10' W 75' to an iron pipe in the southerly line now or formerly of Louis D. Roderigue; thence north 61° 57' W 25.5' (as stated in deed recorded in the Kennebec County Registry of Deeds, Book 1762, Page 313) to a stone monument; thence north 66° 10' E 82.5'; thence about 13.5' to the point of beginning.

Being the same premises conveyed to Thomas F. Russell, Marie P. Russell and Peter S. Russell by warranty deed, in joint tenancy, of Leonard A. Audet et als, dated October 5, 1976 and recorded in the Kennebec County Registry of Deeds in Book 1947, Page 168. Thomas F. Russell died March 14, 1998 leaving Peter S. Russell and Marie P. Russell as surviving joint tenants.

WITNESS our hands and seals this 14<sup>th</sup> day of August, 1998.

D. R. B.  
witness

Marie P. Russell  
MARIE P. RUSSELL

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THE STATE OF MAINE  
Kennebec, ss.

Then personally appeared the above named MARIE P. RUSSELL  
and acknowledged the foregoing instrument to be her free act  
and deed.

10006:Russell, filed

Before me,

*D. R. Butler*  
~~Notary Public~~

David R. Butler  
Attorney-at-law

RECEIVED KENNEBEC SS.

1998 AUG 17 AM 9:00

ATTEST: *Norma B. Mann*  
REGISTER OF DEEDS